



**35 Charles Avenue, Harrogate, North Yorkshire, HG1 4PE**

**£250,000**

## 35 Charles Avenue, Harrogate, North Yorkshire, HG1 4PE

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A beautifully presented three-bedroom semi-detached house with driveway, garage and good-sized garden, situated in this quiet position on the north side of Harrogate.

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The property has been well maintained and provides good-quality, modern accommodation. On the ground floor there are two reception rooms, together with a modern dining kitchen, whilst upstairs there are three bedrooms and bathroom with separate WC. A driveway provides parking and leads to a detached garage and to the rear of the property there is a good side garden with lawn and summerhouse.

Charles Avenue is a quiet residential street, close to excellent local amenities and nearby park, and just a short distance from Harrogate to town centre.





**GROUND FLOOR**  
**ENTRANCE HALL**  
**SITTING ROOM**

With bay window and wall-mounted electric fire.

**DINING / FAMILY ROOM**

Providing a dining space or further sitting area with window overlooking the garden and fitted shelving.

**DINING KITCHEN**

A modern fitted kitchen with dining area and window overlooking the garden. The kitchen comprises a range of stylish fitted units with gas hob, double oven and integrated fridge / freezer.



**FIRST FLOOR**  
**BEDROOMS**

There are three good-sized bedrooms on the first floor.

**BATHROOM**

With washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

**SEPARATE WC**

**OUTSIDE**

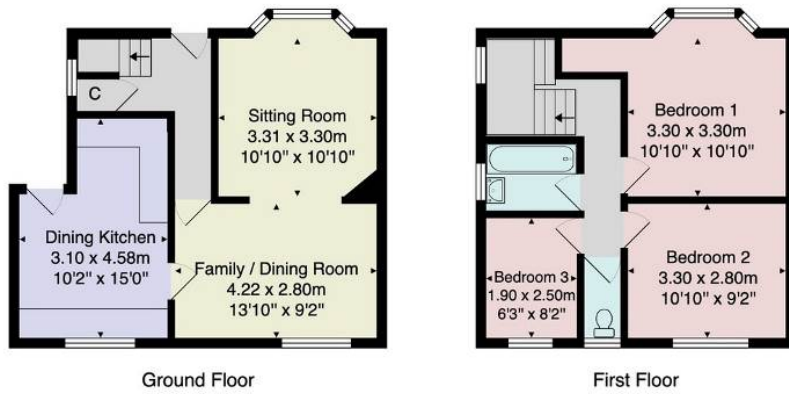
A driveway provides parking and leads to a single garage. To the rear of the property there is a good-sized garden with lawn, paved, sitting area, shed and summerhouse.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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